

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING HELD ON THURSDAY, SEPTEMBER 3, 2015, AT 10:00 A.M., EAST MEZZANINE, CITY HALL, 72 WEST COLLEGE AVENUE, SAN ANGELO, TEXAS.

PRESENT: Terry Hucks, Sandra Morris, Ashley Young-Turner (Chair), William Carter, Gary Donaldson

ABSENT: David Mazur

STAFF: Jon James, AICP, Director of Planning and Development Services
Rebeca Guerra, AICP, LEED-AP, CPD, Planning Manager
Barbara Hesse, Historic Preservation Officer

I. Call to order and establish that a quorum is present.

The meeting was called to order at 10:00 a.m. by Chairperson Young-Turner, a quorum of 5 was present. City Manager Rick Weise introduced Mr. Jon James, AICP, the new Director of Planning and Development Services.

Consent Agenda:

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment. Otherwise, the consent agenda will be considered in one vote.

a. Consideration of approving the July 16, 2015, Design & Historic Review Commission regular meeting minutes.

A Motion to approve the July 16, 2015, meeting minutes was made by Commissioner Carter and seconded by Commissioner Morris. The Motion passed 5-0, unanimously.

II. Regular Agenda:

a. RCC15-24: Strain

Subject: A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the construction of a black steel canopy with second floor balcony along the front façade of the following property:

Location: 29-31 East Concho Avenue; generally located approximately 140 feet southwest of the intersection of South Oakes Street and East Concho Avenue; more specifically occupying the west 49.2 feet of the east 80.5 feet of Lots 24 and 27 of the San Angelo Addition.

Planning Manager, Rebeca Guerra, outlined the case for a black steel canopy attached to the existing building on the property. She indicated that an administrative approval was

granted last year for the building facades on the property. The proposed canopy would be two stories with a usable balcony on the second floor. An encroachment approval will be required from City Council as the canopy will be located within the City right-of-way. There will be recessed LED lighting on the ceiling. She indicated that Staff is recommending approval subject to 2 conditions of approval: that building details and elevations shall be constructed according to the Design & Historic Review Commission's decision. Final design shall be reviewed and approved by the Planning Director or his/her designee; and, that lighting for the proposed building shall utilize a light-emitting diode (LED) light source and shall not spill over onto adjacent properties.

Commissioner Carter indicated that he liked the new design.

Commissioner Morris mentioned that because of the triangulation of the columns, some of the front façade would be lost. Ms. Morris recommended that cast-iron columns could be used to alleviate the triangulation, allowing the building facades to be more visible.

Commissioner Young-Turner opened public comment.

The applicant, Mr. Alfred Strain indicated the proposed columns were designed to reflect the historic character of the area.

Mr. Hucks mentioned to the applicant he did a good job with the new canopy.

Mr. Tyler Martin, a local business owner, came to speak against the development. His concern is that the balcony will change the look and feel of San Angelo's historic street, and that there could be a negative impact on neighboring businesses. In this case, 33 East Concho Avenue, Bonjour Boutique, would end up being wedged in between two buildings with projecting canopies, reducing visibility. He recommended that this application be denied.

Ms. Barbara Strain, owner of Sassy Fox, believes the canopy will add character to the area. She said the owner of 33 East Concho Avenue, Bonjour Boutique, told her that she supported this request.

Ms. Guerra indicated that the owner of 33 East Concho Avenue has not come to her in the past year and a half for architectural enhancements.

Commissioner Hucks indicated that he does not see an issue with the canopy addition. He mentioned that when he walks the downtown area, he can still see other businesses that do not have canopies. He believes the canopy will enhance the downtown area.

Patrick Bubenick spoke in opposition of the request. He mentioned that he was the Director of Food and Beverage Services at a local hotel on Concho Avenue. He believes this canopy would be detrimental to Bonjour Boutique, and decrease the odds of this business being sold in future, given the large investment of having to erect their own canopy.

Ms. Strain believes the canopy would help Bonjour Boutique as more people would be drawn to the area as a result of the canopy construction. She reiterated that she understood Bonjour was in support of this request.

Commissioner Morris believes anything that improves downtown and keeps it historically relevant is a good thing.

Commissioner Young-Turner asked if City Council would consider what affect the canopy would have on surrounding businesses as part of its review for the Encroachment Approval.

Ms. Guerra indicated that for encroachment requests, Council generally considers what type of encroachment is occurring, and the health, safety and welfare of the public, but not what affects it has on adjacent businesses.

Commissioner Donaldson believes the canopy would be of value for the entire block, and would bring more character to the area.

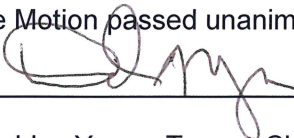
Commissioner Hucks made a motion to approve the request subject to the 2 conditions presented by Staff. Commissioner Carter seconded the motion. The Motion was passed unanimously, 5-0.

VII. Future meeting agenda and announcements.

Chairperson Young-Turner announced that the next regular meeting of the Design and Historic Review Commission is scheduled to begin on *Thursday, September 17, 2015*, at 10:00am in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VIII. Adjournment.

A Motion was made to adjourn the meeting at 10:32 a.m. by Commissioner Donaldson and seconded by Commissioner Carter. The Motion passed unanimously, 5-0.



Ashley Young-Turner, Chairperson
Design & Historic Review Commission

By